

# ENVIRONMENTAL Fact Sheet



## **Northwest Pipe and Casing, Clackamas, Oregon**

U.S. Environmental Protection Agency, Region 10

November 2004

### **Cleanup Construction Complete at Northwest Pipe and Casing**

In July 2004, EPA finished cleanup construction at the Northwest Pipe and Casing Superfund site in Clackamas, Oregon. A protective clean soil cap was built to isolate any remaining soil contamination; groundwater circulation wells were installed to remove contaminants from groundwater; and a small wetland on the site was restored to natural conditions.

#### **What has happened at the site in the past couple of years?**

In June 2000, EPA issued a Record of Decision for soil cleanup, outlining how the soil would be cleaned in two phases. In the first phase, 32,600 cubic yards of contaminated soil were excavated. The soil was then either treated and returned to the site, or hauled away to an approved landfill, depending on the PCB levels. In the second phase, a two-foot deep cap of clean soil was placed on the site, over an area about the size of 12 football fields.

In September 2001, EPA issued a Record of Decision outlining the remedy for groundwater contamination. Fifteen circulation and treatment wells were installed to remove groundwater contamination at six problem spots around the Northwest Pipe and Casing site. These wells remove contamination from groundwater by vaporizing the chemicals and removing the vapors. The contaminated vapors are then collected and treated with carbon to remove the chemicals. Cleaned groundwater is pumped back into the aquifer, and the cleaned vapors are reused in the air strippers.



*A large dump truck releases material for the clean soil cap.*

In March 2004, EPA issued an Explanation of Significant Differences in order to make several needed changes to the cleanup design and construction plans. The changes included: excavating less soil than the original estimate; removing several buried tanks that were discovered; requiring more stringent cleanup of vinyl chloride in the soil; and constructing an on-site wetland to mitigate loss of existing wetlands.

## Cleanup comes in under budget

The construction cost for cleaning up the Northwest Pipe and Casing site was estimated at \$9.1 million when the Records of Decision were issued. However, due to careful project oversight and other factors, the actual cost was \$6.9 million, almost 24% lower than the estimated project cost. In addition to construction costs, EPA will spend about \$225,000 annually to operate and maintain the groundwater circulation wells. EPA funded the cleanup except for about \$2.25 million contributed by past site owners and operators.

## What happens next?

With cleanup construction activities completed, the next phase will be to operate and maintain the groundwater circulation wells for an estimated five to ten years. Here are some of the next steps at the site:

- The operating groundwater circulation wells will be tested periodically, to make sure they are effectively removing contamination. Equipment will be maintained and repaired as needed to ensure the system operates smoothly.
  - A process will be put in place to notify EPA and DEQ if there are soil-disturbing activities at the site and to restrict use of groundwater until it is clean.
  - The wetland will be monitored yearly to ensure that it is healthy and thriving.
  - Every five years, the cleanup will be evaluated to make sure it remains protective of human health and the environment. The first of these reviews will take place in the summer of 2006.
- EPA will report to the community annually on progress of the groundwater cleanup.
  - In approximately ten years, EPA will evaluate the site to see if it can be deleted from the National Priorities List.



*The groundwater circulation wells use a technology called "air stripping" to remove harmful vapors.*

## Can the site be redeveloped now?

EPA encourages the reuse of cleaned up properties. The Northwest Pipe and Casing site is available for redevelopment or reuse as long as the groundwater cleanup activities are not affected. DEQ was given title to the 30-acre property by the former land owner. DEQ and EPA are negotiating a sale of the property with a prospective buyer. It is expected that a sale of the property would result in redevelopment consistent with the approved zoning.

## Background

The 53-acre Northwest Pipe and Casing site is located adjacent to an industrial park in Clackamas, Oregon. Pipe manufacturing and coating operations occurred at the site from 1956 to 1985. Soil and groundwater on the site were contaminated as a result of past waste handling practices. Contaminants include spent solvents, primers, coal tar, coating product containers, coal tar residues polychlorinated biphenyls (PCB's), and oils.

The site was added to EPA's National Priorities List in 1992. Early cleanup activity started in 1993

when buildings were demolished and a fence was erected to keep people away from contamination.

In December 1998, two underground fuel tanks were decommissioned and removed from the site. In 1999, security patrols were started to keep trespassers off the site. Following a detailed study, called a remedial investigation and feasibility study, EPA issued a final decision about groundwater cleanup in early 2001, and a final decision for soil cleanup in fall 2002.

## For More Information

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Visit us on the Web: <http://yosemite.epa.gov/r10/cleanup.nsf/sites/NWpipe>

### Information Repository

Clackamas Corner Branch Library (Administrative Record)  
11750 SE 82nd Avenue, Suite D  
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*NORTHWEST PIPE AND CASING  
SUPERFUND FACT SHEET  
CLACKAMAS, OREGON  
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Northwest Pipe and Casing Superfund Site**